107.0	0006	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,074,900 /	1,074,900
					USE VALUE:	1,074,900 /	1,074,900
					ASSESSED:	1,074,900 /	1,074,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		APACHE TR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OUIMET LEEANN & MARTIN
Owner 2:	
Owner 3:	
Street 1:	27 APACHE TRAIL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GENEWICZ ANN M -
Owner 2:	-
Street 1:	27 APACHE TRAIL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2020, having primarily Clapboard Exterior and 5960 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10000.000	570,400	500	504,000	1,074,900
Total Card	0.230	570,400	500	504,000	1,074,900
Total Parcel	0.230	570,400	500	504,000	1,074,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 180.34 | /Parcel: 180.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	68615
GIS Ref	
GIS Ref	
Insp Date	09/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 107.0-0006-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	350,900	500	10,000.	504,000	855,400	855,400	Year End Roll	12/18/2019
2019	101	FV	275,700	500	10,000.	504,000	780,200	780,200	Year End Roll	1/3/2019
2018	101	FV	274,900	500	10,000.	432,000	707,400	707,400	Year End Roll	12/20/2017
2017	101	FV	274,900	500	10,000.	403,200	678,600	678,600	Year End Roll	1/3/2017
2016	101	FV	274,900	500	10,000.	345,600	621,000	621,000	Year End	1/4/2016
2015	101	FV	273,600	500	10,000.	309,600	583,700	583,700	Year End Roll	12/11/2014
2014	101	FV	273,600	500	10,000.	286,600	560,700	560,700	Year End Roll	12/16/2013
2013	101	FV	273,600	500	10,000.	273,200	547,300	547,300		12/13/2012

!8440!

PRINT

Date	Time
12/10/20	23:00:54

LAST REV

Date	Time
09/09/20	14:02:33
apro	
8440	

USER DEFINED

Prior Id # 1:	68615
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GENEWICZ ANN M,	1540-77	1	1/30/2019	Change>Sale	849,900	No	No		
COE KENNETH & M	830-124		1/25/1973		48,500	No	No		John Genewicz dod 12/26/2001

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/27/2020	305	Heat App	17,000	C				
11/26/2019	1922	New Buil	895,800	O				

ACTIVITY INFORMATION

Date	Result	By	Name
7/17/2020		DGM	D Mann
9/17/2018	Info At Door	BS	Barbara S
5/29/2009	Measured	189	PATRIOT
11/1/1999	Meas/Inspect	243	PATRIOT
8/1/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10000		Sq. Ft.	Site		0	70.	0.72	4									504,000						504,000	

Total AC/HA: 0.22957 | Total SF/SM: 10000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 504,000 | Spl Credit | Total: 504,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	A- - Very Good (-		
Year Blt:	2020	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:	NC - New Cons't	50.	%
Override:			%
	Total:	50.5	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.87996054
Const Adj.:	0.98980004
Adj $ / SQ:	108.873
Other Features:	119588
Grade Factor:	1.61
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1152240
Depreciation:	581881
Depreciated Total:	570359

COMMENTS

PDAS OVER GAR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

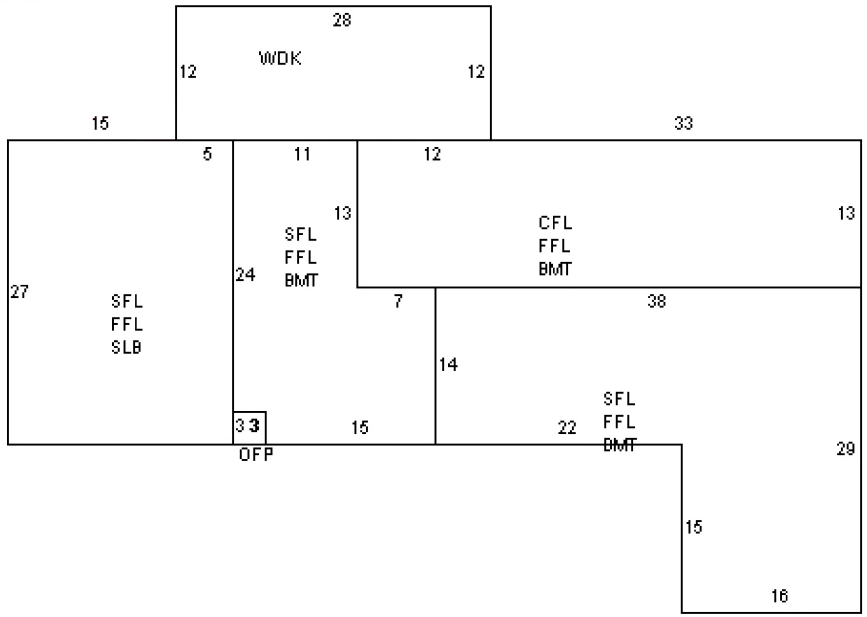
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	175.29
Special Features:	0	Val/Su Net:	79.29
Final Total:	570400	Val/Su SzAd	124.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,283	108.870	248,557
BMT	Basement	1,743	49.650	86,533
SFL	Second Floor	1,698	108.870	184,867
CFL	Cathflr	585	114.320	66,875
SLB	Slab	540	10.890	5,879
WDK	Deck	336	8.880	2,985
OFP	Open Porch	9	43.550	392

Net Sketched Area:	7,194			Total:	596,088
Size Ad	4566	Gross Are	7194	FinArea	5960

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

107.0-0006-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X16	A	AV	1960	3.92	T	40.8	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500